

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-21098 - APPLICANT/OWNER: LAKE STARBOARD PARTNERS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-6057) shall expire on May 4, 2009 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-6057) and all other subsequent related cases and as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-6057) for the proposed conversion of an existing 448 unit apartment project to a condominium development on 19.68 acres at 8600 Starboard Drive.

This is the first extension of time request for the proposed project. The applicant has shown progress on the project. There is an approved Tentative Map (TMP-6165) and a Final Map (FMP-19974) has been submitted to staff. Given the progress on the proposed project, approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/02/86	The City Council approved a Rezoning (Z-0024-86) from N-U (Non-Urban) under Resolution of Intent to R-PD23 (Residential Planned Development – 23 units per acre) and P-R (Professional Office and Parking) to R-PD23 (Residential Planned Development – 23 units per acre) on the subject site. The Planning Commission and staff recommended approval.
05/04/05 *	The City Council approved a Site Development Plan Review (SDR-6057) for the conversion of an existing 448-unit apartment project to a condominium development on 19.68 acres. The Planning Commission recommended approval, while staff recommended denial.
05/12/05	The Planning Commission approved a request for a Tentative Map (TMP-6165) for a condominium development on 19.68 acres at 8600 Starboard Drive.
02/15/07	A Final Map (FMP-19974) was submitted to staff.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	19.68

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Apartments	H (High Density Residential)	R-PD23 (Residential Planned Development – 23 Units per Acre)
North	Condominiums	MLA (Medium Low Attached Density Residential)	R-PD12 (Residential Planned Development – 12 Units per Acre)
South	Apartments	M (Medium Density Residential)	R-PD23 (Residential Planned Development – 23 Units per Acre)
East	Condominiums	Clark County	Clark County
West	Undeveloped		
	Mini-Warehouse Single family Residential	SC (Service Commercial) ML (Medium-Low Density Residential)	C-1 (Limited Commercial) R-PD9 (Residential Planned Development – 9 Units per Acre)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
The Lakes	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first extension of time for the proposed project. The applicant has made progress on the project. This progress includes an approved Tentative Map (TMP-6165). Additionally, a Final Map (FMP-19974) has been submitted to staff. This Final Map has not recorded and; therefore, the applicant is requesting an extension of time. Given the progress that has been shown this request is deemed appropriate and approval is recommended.

Conditions of approval from SDR-6057:

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations date stamped 02/01/05, and with all applicable conditions of approval of Rezoning (Z-0024-86) and subsequent site-related actions, except as amended by conditions herein.

3. Prior to the submittal of a Final Map, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to either common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. The trash enclosure shall be rebuilt, subject to approval of the Planning and Development Department.
7. The number of trees shall be provided to meet code, subject to approval of the Planning and Development Department.
8. Grant a Traffic Signal Chord Easement on the northwest corner of Durango Drive and Starboard Drive.
9. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to recordation of a map for this site.
10. All active gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
11. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid to Building and Safety prior to the recordation of a Final Map for this site. Evidence of payment is required with Final Map mylar submittal.

13. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map to discuss fire requirements for the proposed use of this facility.
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

FINDINGS

Approval of the original Site Development Plan Review (SDR-6057) was granted on 05/04/05. This request for an extension of time is deemed appropriate given the circumstances currently occurring on the subject property. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0